

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES

TUESDAY, OCTOBER 6, 2015 - 7:00 PM

Chair Kim called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Kim, Hurt, Mates, Simpson, McCune, MacDonald, Goldfarb
Commissioners Absent: None

Staff Present: Community Development Director de Melo, City Attorney Rennie, Parks & Recreation Director Gervais, Recording Secretary Turning

2. COMMUNITY FORUM No requests to speak on this item were received

3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

City Council Meeting of October 13, 2015

Liaison: Commissioner Goldfarb
Alternate Liaison: Commissioner Mates

Commissioner MacDonald attended the Belmont Music Festival and noted it was a great event with lots of volunteers.

4. CONSENT CALENDAR

Motion by Commissioner Hurt seconded by Commissioner Goldfarb to approve the meeting minutes of July 7, 2015.

Motion passed by show of hands: 6/1 (Commissioner MacDonald Abstained)

Motion by Commissioner McCune seconded by Commissioner MacDonald to approve the meeting minutes of July 21, 2015

Motion passed by show of hands 6/1 (Commissioner Goldfarb Abstained)

Motion by Commissioner McCune seconded by Commissioner Mates to approve the August 3, 2015 meeting minutes

Motion passed by show of hands 4/3 (Commissioners Simpson, MacDonald and Goldfarb Abstained)

5. PUBLIC HEARINGS

PUBLIC HEARING – Vacant Lot on Davey Glen Road – midway between El Camino Real and Middle Road – Assessor’s Parcel Number 044-162-170

To consider a Negative Declaration, Conditional Use Permit, Design Review, and Grading Plan to allow for construction of a neighborhood park on approximately one-third of a vacant one-acre parcel located adjacent to Davey Glen Road. Access from the street would include stairs, an accessible ramp, seating, and an interpretive sign. Other site improvements would include a non-vehicular ramp located east of the stairs, a dry creek bed to collect and filter storm water runoff, a synthetic turf area including benches and picnic tables, and a playground. No lighting, bathrooms, or drinking fountains are proposed for the park.

Application No: PA2015-0042; APN: 044-162-170

Zoning: Planned Development (PD)

CEQA Status: Proposed Negative Declaration

Applicant/Owner: City of Belmont

Project Planner: Jonathan Gervais, (650) 595-7488, jgervais@belmont.gov

Chair Kim asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Director Gervais summarized the Staff Report. Director Gervais and Landscape Architect, Katong responded to questions of the Commission.

Motion by Commissioner McCune seconded by Commissioner MacDonald to open the Public Hearing.

Motion passed by show of hands: 7/0

Kevin Sullivan and Susan Wright spoke in favor of the project.

Motion by Commissioner McCune seconded by Commissioner MacDonald to close the Public Hearing

Motion passed by show of hands 7/0

Discussion ensued

MOTION by: Commissioner MacDonald seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving the Conditional Use Permit, Design Review, and Grading Plan for the Construction of Davey Glen Park.

Ayes: MacDonald, Goldfarb, Mates, Simpson, McCune, Hurt, Kim

Noes: None

Motion passed 7/0

Chair Kim noted that this item can be appealed within 10 calendar days.

MOTION by: Commissioner MacDonald seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Adopting a Negative Declaration for the Davey Glen Park Project.

Ayes: MacDonald, Goldfarb, Mates, Simpson, McCune, Hurt, Kim
Noes: None

Motion passed 7/0

Chair Kim noted that this item can be appealed within 10 calendar days.

PUBLIC HEARING – Vacant lot on southeast corner of Shoreway Road and Cormorant Drive – Assessor’s Parcel Number 040-373-030

To consider a Mitigated Negative Declaration, General Plan Amendment, Rezoning, Conditional Use Permit (CUP), Design Review, Variance, and Grading Plan to allow construction of a 168-room, four-story Marriott Springhill Suites Hotel on a 3.39-acre lot. The hotel would also include meeting room space, a lounge and bar, a buffet area, an exercise room, an outdoor swimming pool, and an outside patio. A surface parking lot for 170 vehicles is proposed for the hotel. Primary vehicular access to the site would be provided via a driveway along Cormorant Drive directly across from the access point to the Nikon Precision, Inc. property.

Application No: PA2015-0012; APN: 040-373-030

Zoning: Existing – M-1 – Limited Manufacturing; Proposed – C-3 – Highway Commercial

CEQA Status: Proposed Mitigated Negative Declaration

Applicant: Belmont Hotels, LLC

Owner: Nikon Precision, Inc.

Project Planner: Carlos de Melo, (650) 595-7440, cdemelo@belmont.gov

Chair Kim asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Community Development Director de Melo summarized the Staff Report answering questions of the Commission.

Motion by Commissioner McCune seconded by Commissioner MacDonald to open the Public Hearing.

No one spoke on this item.

Motion by Commissioner Hurt seconded by Commission Mates to close the Public Hearing.

Motion passed by show of hands: 7/0

Applicant, Architect and Project Team responded to questions of the Commission.

Discussion ensued

MOTION by: Commissioner Hurt seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a General Plan Amendment and Rezone for Property Located at Shoreway Road/Cormorant Drive (Assessor’s Parcel Number 040-373-030) for the Marriott Springhill Suites Hotel Development (Appl.No. PA2015-0012)

Ayes: Goldfarb, Mates, Simpson, McCune, MacDonald, Hurt, Kim
Noes: None

Motion passed 7/0

Chair Kim noted that this item can be appealed within 10 calendar days.

MOTION by: Commissioner McCune seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Conditionally Approving the Conditional Use Permit (CUP, Design Review, Variance, and Grading Permit subject to City Council approval of the General Plan Amendment, and Rezone for Property Located at Shoreway Road/Cormorant Drive (Assessor's Parcel Number 040-373-030) for the Marriott Springhill Suites Hotel Development (Appl.No. PA2015-0012) with the added condition that the applicant work with staff to try to find ways to enhance the exterior of the building.

Ayes: McCune, Goldfarb, Mates, Simpson, MacDonald, Hurt, Kim
Noes: None

Motion passed 7/0

Chair Kim noted that this item can be appealed within 10 calendar days.

MOTION by: Commissioner Goldfarb seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a Mitigates Negative Declaration of Environmental Significance and a Mitigation Monitoring and Reporting Program for the Marriott Springhill Suites Hotel Development at Shoreway Road/Cormorant Drive (Assessor's Parcel Number 040-373-030) (Appl.No. PA2015-0012)

Ayes: Goldfarb, Mates, Simpson, McCune, MacDonald, Hurt, Kim
Noes: None

Motion passed 7/0

5. ADJOURNMENT: Meeting Adjourned at 9:50 pm.

Adjournment To: The Regular Planning Commission Meeting to be held on November 2, 2015-7:00 PM at the Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.